168.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,200 / 880,200
					USE VALUE:	880,200 / 880,200
					ASSESSED:	880,200 / 880,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAZEN TIMOTHY
Owner 2:	HAZEN MAGDALENA
Owner 3:	
Street 1:	43 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAZEN TIMOTHY -
Owner 2:	-
Street 1:	43 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Vinyl Exterior and 1844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	454,500	5,700	420,000	880,200
Total Card	0.138	454,500	5,700	420,000	880,200
Total Parcel	0.138	454,500	5,700	420,000	880,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.33 | /Parcel: 477.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110953
GIS Ref:
GIS Ref:
Insp Date: 08/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	454,500	5700	6,000.	420,000	880,200	880,200	Year End Roll	12/18/2019
2019	101	FV	323,000	5700	6,000.	420,000	748,700	748,700	Year End Roll	1/3/2019
2018	101	FV	291,500	5700	6,000.	354,000	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	291,500	5700	6,000.	324,000	621,200	621,200	Year End Roll	1/3/2017
2016	101	FV	291,500	5700	6,000.	276,000	573,200	573,200	Year End	1/4/2016
2015	101	FV	233,200	5700	6,000.	240,000	478,900	478,900	Year End Roll	12/11/2014
2014	101	FV	233,200	5700	6,000.	222,000	460,900	460,900	Year End Roll	12/16/2013
2013	101	FV	233,200	5700	6,000.	211,200	450,100	450,100		12/13/2012

!12966!

PRINT

Date	Time
12/11/20	02:59:01

LAST REV

Date	Time
08/29/18	09:46:10

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINA REALTY TRU	36747-248		10/18/2002		405,000	No	No		
LUCIANO ECIO &	22118-270		6/12/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	110953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2017	1432	Heat App	19,000	C				
1/27/2016	96	Manual	4,555		1/27/2016			insulation
5/21/2014	504	Addition	190,000					
4/22/2005	276	Manual	5,400					garage siding 2 wi
10/5/1994	517	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
5/23/2018	MEAS&NOTICE	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
12/1/2008	Measured	372	PATRIOT
10/31/2005	Fieldrev-Chg	BR	B Rossignol
1/9/2003	MLS	MM	Mary M
12/7/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21941423
Const Adj.:	1.00177991
Adj $ / SQ:	164.914
Other Features:	119500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509514
Depreciation:	55027
Depreciated Total:	454486

COMMENTS

PDAS BMT FLOODS HEAVY RAIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

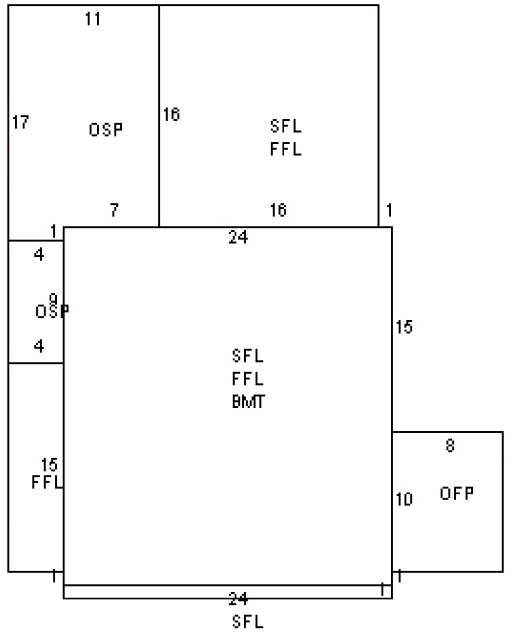
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.41
Special Features:	0	Val/Su Net:	164.44
Final Total:	454500	Val/Su SzAd	246.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	164.910	155,019
SFL	Second Floor	904	164.910	149,082
BMT	Basement	624	49.470	30,872
OSP	Screen Porch	216	26.600	5,746
OFP	Open Porch	80	37.190	2,975

Net Sketched Area:	2,764			Total:	343,694
Size Ad	1844	Gross Are	2764	FinArea	1844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0002-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X12	G	GD	1936	30.59	T	30	101			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700